



96, LICHFIELD ROAD
SUTTON COLDFIELD - OFFERS OVER £925,000

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Why this home is Chosen...

This beautifully presented, 4 storey semi-detached property in Sutton Coldfield offers deceptively spacious and flexible living space in a highly sought-after location. Situated in Four oaks, this property is conveniently located for commuters and residents alike.

A quick tour:

Highlights of this superb family home include:

- * Beautifully presented throughout
- * Just a short walk to Sutton Park, Sutton Town Centre and the train station.
- * Set back from the road behind electronic gates
- * Five/six bedrooms, three with modern en-suite bathrooms
- * Fabulous basement level which could be a perfect annex or guest suite
- * Beautifully landscaped rear garden with entertaining areas.
- * Within the catchment of some outstanding Schools
- * Parking for several vehicles
- * Spacious integral garage
- * Did we mention the great location?



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Spacious and Modern Interiors

Discover the epitome of modern living in this deceptively spacious four-story townhouse, nestled behind gates in a highly sought-after location. Boasting ample parking for several cars along with an integral garage.

Situated within close proximity to Sutton Park, the town centre, and train station, this residence offers the perfect blend of privacy and urban convenience. Additionally, its proximity to outstanding schools makes it a popular choice for the discerning buyer. The lower ground floor sets the stage for relaxation and entertainment, featuring a generously sized reception room ideal for hosting gatherings or creating a fabulous cinema experience. A double bedroom with fitted wardrobes and an ensuite shower room offers comfort and privacy, while a spacious utility room adds convenience to daily tasks. With a separate entrance, this floor presents the perfect opportunity for a self-contained annex or guest suite.

The ground floor welcomes you with a bright and inviting open-plan kitchen diner, adorned with light wood-effect units and quartz worktops. An island unit provides additional workspace and storage, while French doors lead to the beautifully landscaped garden, seamlessly blending indoor and outdoor living. A convenient WC and access to the integral garage complete this level, offering both functionality and style.

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Ascending to the first floor, a spacious reception room awaits, featuring windows overlooking the front of the property and a stunning stone fireplace with a living flame fire, creating a warm and inviting atmosphere. Two further bedrooms, one with an ensuite shower room, offer comfort and versatility.

On the second floor, three additional bedrooms await, including the principal bedroom with an ensuite bathroom, fitted wardrobes, and a dressing table, providing a luxurious retreat at the end of the day. Two further bedrooms and a family bathroom complete this floor with both bedrooms benefitting from lovely views over the rear garden and beyond. The property has underfloor heating throughout most of the property, with the exception of the Principle suite and the first floor living room.

Outside, the beautifully landscaped garden provides the perfect environment for outdoor enjoyment, with paved entertaining areas and lush lawns surrounded by planted borders, creating a tranquil retreat, which transforms into a magical space in the evening when the outdoor lighting is on. With its spacious layout, modern amenities, and prime location, this townhouse offers the perfect balance of comfort, convenience, and luxury living.

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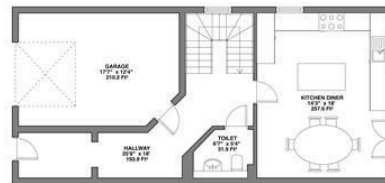
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SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



BASEMENT

APPROXIMATE GROSS INTERNAL AREA: 2827 SQ FT

(ILLUSTRATION FOR IDENTIFICATION ONLY. SIZES & DIMENSIONS ARE APPROXIMATE, NOT TO SCALE)

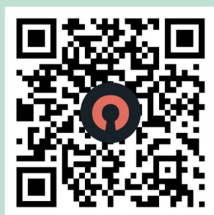
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Enquiries

96 Lichfield Road is exclusively marketed by Chosen Home Ltd.

Chosen Home Limited charge a purchase fee of 1% plus VAT of the selling price which is payable by the purchaser on completion of the sale and is to be a condition of sale in the contract. It is for the sellers lawyers to collect this fee with the purchase price on completion. This fee must be sent to the estate agents by telegraphic transfer by the sellers solicitors prior to keys being released. Chosen Home reserve the right to carry out appropriate qualification of buyers finances prior to organising a physical viewing of the property.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	82	83
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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